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Residential Sales



Weston, Bath



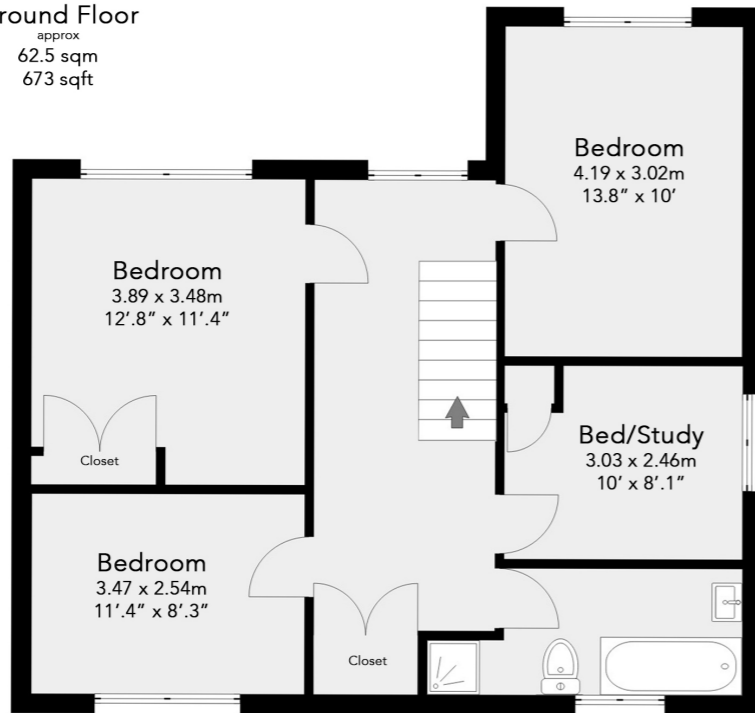
# Floor Plan



20 Manor Park, Bath, BA1 3RJ



Ground Floor  
approx  
62.5 sqm  
673 sqft



First Floor  
approx  
61.7 sqm  
664 sqft

Total Area  
approx  
124 sqm  
1335 sqft

## 20 Manor Park Bath BA1 3RJ

An extremely well presented and spacious 4 bedroom semi detached home set in a corner plot and within a few minutes of Bath Royal United Hospital.

Tenure: Freehold

**£750,000**

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent

## Situation

Manor Park is a quiet residential area located on the Western side of the city with easy access to the Cotswold Way.

Weston Village provides a full range of local amenities to include a selection of retail shops, a supermarket, chemist and public house. It is also within 10 minutes' drive of Bath city centre.

Bath offers a wonderful array of independent and chain retail outlets, many fine restaurants, cafes and wine bars and a wealth of cultural activities which include a world renowned music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums and The Theatre Royal which offers many pre-London shows. World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath Spa University along with a spa, gym and Michelin star restaurant at the nearby Priory Hotel.

The property is also conveniently located for two excellent primary schools nearby, King Edwards nursery and pre prep together with the Royal High junior and to the Oldfield Secondary School.

It also in an excellent location for easy access to the Royal United Hospital and for access to the M4 motorway, Junction 18 approximately 10 miles to the north of the City.

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## General Information

Services: All main services are connected

Heating: Gas fired central heating.

Tenure: Freehold

Council Tax Band: E

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## Description

Number 20 is situated in a cul-de-sac therefore affording a quiet position yet within close proximity of the city centre.

The property is approached via a brick-block driveway which provides ample parking for numerous vehicles and also to the gated side access.

Once inside the central hallway leads to all the ground floor rooms with the dual aspect sitting room overlooking the front as well as the lawned rear garden and terrace. The generous dining room has a front aspect and the smartly refitted kitchen/breakfast room to the rear.

Upstairs there are 4 generous bedrooms and a recent family bathroom with separate shower enclosure. The generous loft space is ideal for conversion STPP/regulations and the roof is prime for solar energy generation.

To the side of the house there is a large area where subject to obtaining the relevant consents, the house could be extended further - this also leads to the rear garden which has a wonderful terrace and well stocked flowering borders. The property is offered with no onward chain.

## Accommodation

### Ground Floor

#### Entrance Porch

Doubled glazed with courtesy light and leads to the obscured glazed front door.

#### Hallway

With stairs rising to first floor landing, panelled glazed doors leading to the sitting room, kitchen and dining room, understairs storage, wood effect vinyl flooring, single panelled radiator, high level consumer unit and door through to cloakroom.

#### Cloakroom

With low flush WC, wall mounted wash hand basin, vanity cupboard under, side aspect double glazed frosted window.

#### Dining Room

Being dual aspect to front and side with double glazed window, double panelled radiator, LVT flooring.

#### Sitting Room

With continuation of flooring from the hallway, dual aspect to the front with UPVC windows, sliding patio doors leading out onto the terrace and garden beyond, double panelled radiator and feature fireplace with inset gas flame effect fire.

#### Kitchen/Breakfast Room

With matching range of eye and baselevel units, extensive worksurface areas, 1½ bowl stainless steel sink with mixer tap, double width Range, part tiled walls, wall mounted extractor with light over, space and plumbing dishwasher, washing machine and upright fridge/freezer. 2 rear aspect double glazed window, downlighting, tall bespoke radiator, vinyl flooring, side aspect door leading out the side courtyard.

## First Floor

#### Landing

Doors to all bedrooms, double airing cupboard, single panelled radiator, access to the loft and front aspect double glazed window.

#### Bedroom 1

With front aspect double glazed window, radiator and built-in double wardrobe.

#### Bedroom 2

With front aspect double glazed window and radiator.

#### Bedroom 3

With rear aspect, radiator.

#### Bedroom 4

With radiator and built in wardrobe.

#### Bathroom

Comprises low flush WC, pedestal wash hand basin, separate shower with wall mounted thermostatic shower, separate bath with glazed shower screen and mixer taps with telephone shower attachment, downlighting, extractor fan, rear aspect frost double glazed window, part tiled walls, vinyl flooring and a water heated towel rail.

## Externally

To the front there is a large brick block parking area providing parking for 4/5 vehicles, gated side access through to the side courtyard where there is ample space for storage.

The path continues onto the recently renewed rear terrace which opens onto the rear garden which tapers in size and is enclosed by closeboard privacy fencing. Boasting mature borders with an array of mature flowering plants, outside lighting and water feed.

Side courtyard gives ample space for a further extension subject to planning and consent.

